

BUILDING APPROVALS - NOVEMBER, 1956.

During November, 1956, approvals were issued for 938 new dwellings, estimated to cost £2,332,900. The number of approvals was 124 more than for November, 1955, and 22.1 per cent. above the monthly average for the first ten months of 1956. During the eleven months ended November, 1956, there were 356, or 4.3 per cent., more dwellings approved than during the corresponding period for 1955. Approvals for additions and alterations to dwellings, valued at £226,900, were 4.0 per cent. above the figure recorded for November, 1955.

Approvals of new buildings other than dwellings, valued at £1,138,600, were 34.9 per cent. below the total for November, 1955, this decrease being entirely within Brisbane, which had recorded a very high figure in the previous November. The monthly average for this type of building for the eleven months of 1956, £1,094,800, was only 2.3 per cent. below the very high average maintained during the corresponding portion of 1955.

The following table gives particulars of building operations approved in Queensland during the month of November, 1956.

Building Approvals, Queensland, November, 1956.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	
<u>Metropolitan-</u>									
City of Brisbane ..	442	1,213,473	347	103,887	69	812,000	60	63,372	2,192,732
<u>South-Eastern-</u>									
City of Bundaberg	17	34,260	9	1,260	-	-	4	6,138	41,658
Gympie ..	2	2,400	2	620	-	-	-	-	3,020
Ipswich ..	25	53,510	8	3,460	1	250	3	2,900	60,120
Maryborough	7	16,500	27	7,200	3	3,150	8	2,800	29,650
Town of Redcliffe ..	33	71,125	25	6,225	9	1,344	6	4,450	83,144
South Coast	53	135,340	17	6,177	22	83,270	11	10,001	234,788
Shires .. ..	75	137,978	72	19,882	29	65,731	20	6,403	229,994
<u>Total</u> .. ..	212	451,113	160	44,824	64	153,745	52	32,692	682,374
<u>Toowoomba &amp; S. West -</u>									
City of Toowoomba ..	29	68,698	42	11,364	4	20,465	10	24,285	124,812
Warwick ..	5	11,835	5	1,225	1	350	3	11,050	24,460
Town of Charleville	2	5,615	-	-	-	-	-	-	5,615
Dalby ..	4	10,137	13	2,335	-	-	1	800	13,272
Goondiwindi	-	-	-	-	-	-	-	-	-
Roma ..	4	9,910	3	400	-	-	-	-	10,310
Shires .. ..	38	83,959	22	5,287	7	6,100	11	10,290	105,636
<u>Total</u> .. ..	82	190,154	85	20,611	12	26,915	25	46,425	284,105
<u>Central &amp; Mackay -</u>									
City of Mackay ..	27	69,720	8	2,309	1	1,400	-	-	73,429
Rockhampton	18	43,858	27	10,426	1	1,150	13	39,225	94,659
Town of Gladstone ..	-	-	-	-	2	7,000	-	-	7,000
Shires .. ..	20	39,888	14	2,799	2	3,040	3	790	46,517
<u>Total</u> .. ..	65	153,466	49	15,534	6	12,590	16	40,015	221,605
<u>Northern-</u>									
City of Cairns ..	10	25,199	21	7,514	4	16,965	9	10,507	60,185
Charters Trs.	2	3,050	4	645	-	-	-	-	3,695
Townsville ..	25	60,813	45	11,621	2	6,500	3	775	79,709
Town of Bowen ..	2	4,450	3	550	-	-	1	1,200	6,200
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires .. ..	98	231,201	72	21,702	44	109,885	33	15,571	378,359
<u>Total</u> .. ..	137	324,713	145	42,032	50	133,350	46	28,053	528,148
<u>Total State</u> ..	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964

Approvals during November, 1956, included 442 dwellings approved in Brisbane, or 47 per cent. of the State total, and, of these, 36 per cent. were Housing Commission approvals. The total of 442 dwellings approved in Brisbane was 33 per cent. in excess of the average for the first ten months of 1956, while the total of 496 for the rest of the State was 16 per cent. above the average for the previous ten months. Outside Brisbane, the greatest numbers of approvals were issued in the Local Authority Areas of South Coast (53), Cloncurry (38), Redcliffe (33), Toowoomba (29), Mackay (27), Ipswich (25), and Townsville (25).

Approvals for all work other than dwellings in November, 1956, totalled £1,349,200, of which Brisbane's total of £875,400 accounted for 65 per cent., while high figures were recorded in Town of South Coast (£93,300), Toowoomba (£44,800), and Rockhampton (£40,400).

The next table shows monthly totals for the whole State from November, 1955, to November, 1956.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
<u>1955.</u>	No.	£	No.	£	No.	£	No.	£	£
November	814	1,885,330	775	218,119	154	1,749,196	204	255,467	4,108,112
December <sup>a</sup>	648	1,379,946	744	201,126	255	1,510,364	188	185,199	3,276,635
<u>1956.</u>									
January	602	1,424,031	491	123,678	100	604,449	93	124,859	2,277,017
February	659	1,540,861	674	179,751	145	886,013	181	291,581	2,898,206
March ..	641	1,462,134	701	189,287	177	1,201,422	178	172,797	3,025,640
April ..	948	2,748,377	709	185,681	139	761,486	167	182,295	3,877,839
May ..	743	1,787,273	819	223,266	147	1,072,843	215	265,417	3,348,799
June ..	1,058	2,872,034	711	198,385	197	1,092,249	191	338,083	4,500,751
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August ..	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964

a Including approvals for the whole year 1955 in five shires which did not submit monthly returns.

Of the total value of all approvals issued during November, 1956, (£3,909,000), work on dwellings represented 65.4 per cent. (new dwellings 59.6 per cent., and additions and alterations 5.8 per cent.), while work on buildings other than dwellings was 34.6 per cent.

The average estimated costs per dwelling approved in November, 1956, were Brisbane, £2,745; other Cities and Towns, £2,364; and all Shires, £2,134. The averages for the eleven months ended 30th November, 1956, were Brisbane, £2,644; other Cities and Towns, £2,279; and all Shires, £2,042. These averages were higher than the corresponding figures for the eleven months ended 30th November, 1955, by 6.6, 6.0, and 6.3 per cent. respectively.

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BRISBANE.

7th February, 1957.